

**Westfield Planning Commission  
Agenda  
May 9, 2022 following 6 PM Hearing Continuance  
Westfield Community Center, 59 North Hill Rd., Westfield, VT**

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1. Call Meeting to Order
2. Additions/Changes to the Agenda
3. Approve November 22 minutes
  - A. Business from minutes
4. Zoning Bylaw revisions:
  - Updates from Ellen
  - Revised schedule to complete Bylaw draft
  - Possible additions/changes (see below)
5. Next Zoning Bylaw draft section/s – schedule of feedback to Ellen
6. Other Business
7. Next Meeting
8. Adjourn

**Possible additions/changes to Bylaw**

outdoor storage: Campers/buses used as storage structures

**Natural subdivisions**

**– exclusions**

E.G. Salisbury, having multiple lots along Lake Dunmore that are bisected by the main road, and some large farms that occupy both sides of a road; specifically excludes a road (as well as a river or a stream) from automatically creating two parcels.

**-typical 'natural' subdivisions**

In Hinesburg, State and Town roads create "natural subdivisions" per our definition of a lot. See section 10.1 in the Hinesburg Zoning Regulations  
<<https://www.hinesburg.org/planning-zoning/pages/zoning-and-subdivision-regulations>> .

In Westford, State and Town roads, boundaries and navigable water courses create "natural subdivisions" per their definition of a lot. See section 511.L  
<<https://westfordvt.us/wp-content/uploads/2019/09/Westford-Land-Use-Development-Regulations-Adopted-May-10-2018.pdf>> .

